

5.9 FACTORY BUILT HOUSING PARKS

5.9.1 Intent

The intent of these regulations is to establish guidelines dealing specifically with design, construction and operation of factory-built housing parks. These provisions shall be supplemental and in addition to the general requirements for large-scale developments.

5.9.2 Permitted Uses

Permitted uses within a factory-built housing park shall be limited to the following:

- A. Manufactured homes, modular homes, conventional construction.
- B. Caretaker dwellings.
- C. Accessory uses, including but not limited to swimming pools, carports, storage buildings for personal and household items, convenience establishments, childcare centers, clubhouses, recreation buildings and private golf courses.

5.9.3 Area and Density

Factory-built home parks shall have a minimum area of four (4) acres and a maximum density of seven and one-half (7.5) dwelling units per acre.

5.9.4 Approval Procedure

Factory Built Housing Parks shall be approved as required under [Section 5.14](#).

5.9.5 Design Requirements

The layout and design of all manufactured housing parks and the content of all required plats, engineering plans and other required submissions shall be prepared in accordance with minimum County standards.

5.9.6 Water Rights Requirements

Satisfactory evidence of an entitlement to a firm and uninterrupted right to the use of culinary water, from a recognized water supply agency for each lot or unit in the development, shall be submitted with each application as follows:

- A. Written approval by the Price River Water Improvement District or other recognized water supply entity, indicating

1. That the Developer has satisfied the agency's water rights conveyance requirements, and
 2. That the agency is willing and able to provide a perpetual and uninterrupted supply of culinary and fire water to the project, as determined by the County.
- B. Written approval from an existing recognized culinary water delivery entity (water company, special district, etc.), granting permission of the developer to receive water service through company-owned facilities and /or copies of documents establishing a new water delivery agency.

5.9.7 Improvement Requirements

The following improvements shall be installed in all developments, if not existing. Said improvements shall meet minimum County standards or the approved plan, and shall be completed within one year from the date of final approval of the project by the County Commission; except that, upon a showing of good and sufficient cause, the County Commission may authorize an extension of the time limit for a period up to six (6) months. Financial assurances guaranteeing the construction of all required improvements shall be required as a condition of approval. Said assurances shall be in accordance with the provisions in [Section 7](#).

- A. Streets, driveways and parking areas, which shall be graded, graveled and hard-surfaced.
- B. Curbs, gutters and walkways.
- C. Drainage and flood control structures and facilities.
- D. Water and sewer mains, both on-site and off-site, complying with the utility requirements of the underlying zone.
- E. Culinary water supply and domestic sewage collection and disposal facility, complying with the utility requirements of the underlying zone.
- F. Fire hydrants.
- G. Permanent survey monuments.
- H. Gas, electric and telephone lines (which shall be placed underground).
- I. Landscaping.
- J. Sprinkling or other suitable irrigation systems.
- K. Fences, walls and all other common area, facilities, systems and structures proposed for the development as shown on the final plans.
- L. Common storage area.
- M. Street lighting, if agreed to in approved plan.

5.9.8 Required Documents

The following documents shall be prepared and submitted by the Developer for each development. All documents shall be prepared in accordance with County standards.

- A. Open space easement.
- B. Documents indicating satisfaction of water rights, water supply and sewage disposal requirements.
- C. Improvements construction agreement.

5.9.9 Special Provisions

-

- A. Prerequisite to the operation of any manufactured housing park shall be the obtaining and maintaining of an annual business license that shall be issued only after inspection by the Zoning Administrator. It shall be unlawful to operate a manufactured housing park without first obtaining a business license and said license shall be refused or revoked upon failure of the owner and/or operator to maintain the park in accordance with the standards and requirements as herein set forth.
- B. Each space within a manufactured housing park shall be used for only one home at the same time, and shall not be used as a transient recreational vehicle site. No lot or space shall be rented or leased for a period of less than thirty (30) days.